

PART 2 – CONFIDENTIAL FACTS AND ADVICE

DMFD255

Privacy for All Programme 2025-26

Information may have to be disclosed in the event of a request under the Freedom of Information Act 2000. In the event of a request for confidential facts and advice, please consult the Information Governance team for advice.

This information is not for publication until the stated date, because:

Publication of the information included in this report is deferred as its disclosure would be likely to prejudice the commercial interests of the London Fire Commissioner (LFC).

Date at which Part 2 will cease to be confidential or when confidentiality should be reviewed:

1 December 2025

Legal adviser recommendation on the grounds for not publishing information at this time:

In the event the information contained in this Part 2 is the subject of a request for information under section 1 of the Freedom of Information Act 2000 (the Act), it is considered that access can be denied on the basis that such information constitutes exempt information under Section 43(2) of the Act, on the basis that the information in this report includes information that is exempt information if its disclosure under this Act would, or would be likely to, prejudice the commercial interests of any person (including the public authority holding it).

Specifically, the information in this part 2 is commercially sensitive and could prejudice the conduct of the LFC in its duty to secure best value in the procurement of the goods and services listed. Publication is recommended once the works included in the Privacy for All programme are procured and negotiations have completed with the supply chain.

Public Interest Assessment

At present, on balance, it is considered that the public interest is best served if the information is not disclosed at this point. Disclosure by the LFC would be likely to have a detrimental effect on the LFC's position and related commercial interest regarding the expenditure incurred under the ECIP strategy.

The recommended period for non-publication of Part 2 is 31 January 2026.

Legal Adviser – I make the above recommendations that this information should be considered confidential at this time

Name: TfL Legal

Date: 13/01/2025

Confidential decision and/or advice:

Part one of this report requests the Deputy Mayor for Planning, Regeneration and the Fire Service to give approval to the LFC to commit capital expenditure of up to £8,914,000, for 2025-26, to deliver phase two of the Privacy for All programme.

It is proposed that all aspects of the project moving forward are funded through capital and the costs presented in this report reflect that approach.

Estimated costs for the sites included on the proposed programme for 2025-26 are detailed in Appendix 1. These have been developed based on the original cost estimates, and lessons learnt from delivery to date. Allowances have been applied for an air-handling plant for ventilation, temporary accommodation, and asbestos surveys and removals. Based on learnings from the projects delivered to date, the cost basis for the projects has also been updated to reflect the need for shower works and station configuration to ensure a holistic approach to station design is considered. A contingency of 10 per cent has been allowed to reflect potential variances in cost following procurement processes, construction issues and scope changes required as designs progress.

There are complexities around Public Finance Initiative (PFI) stations due to their current design and layout, and the PFI contractual arrangements. There are a range of potential cost outcomes, and these have been used to estimate the costs within this report. The project team is working with procurement and technical advisers to deliver the best outcome for these stations and the contract variation mechanisms are being implemented.

As summarised below (and shown in Appendix 1), £8,914,000 is required to support the programme for 2025-26. The cost for resting rooms is inclusive of £500,000 to provide additional resting rooms to support flexible workers.

Works element	Cost
Resting rooms	£4.3m
Shower works	£2.2m
PFI costs	£1.07m
Staffing costs (7%)	£0.53m
Contingency (10%)	£0.81m
Total	£8.91m

A summary of the capital financial position for the programme is shown below.

Programme Phase	No. of stations	Capital cost
Phase 1	56	£10m
Phase 2	24	£8.91m
Acceleration Funding		£0.92m
Total	80	
Phase 3	19	Subject to further design work and a subsequent report

Deputy Mayor for Fire and Resilience Decision (DMFD) 197 approved additional expenditure for the project in 2023 to accelerate the programme. This funding has been used for consultancy support and is proposed to continue to be used in this way to support completion of the project.

Financial comments

This report requests approval to commit capital expenditure of up to £8,914,000 for 2025-26 for the

purposes of the Privacy for All programme.

The report requests funding for phase two of the Privacy for All programme, which will be delivered in 2025-26.

The capital programme is funded through capital receipts and borrowing. The cost of borrowing £8,914,000 is made up of minimum revenue provision, based on a 15-year asset life which will be £594,300 per year and £441,243 for interest per annum, at a forecast rate of 4.95 per cent, inclusive of the certainty rate (as at 16 October 2024) with the Public Works Loan Board.

Based on current market conditions, the actual interest rate and, therefore the cost of borrowing is likely to reduce on that indicated above.

The capital financing costs for the capital budget will be reviewed and updated as part of the LFB Capital Strategy.

Appendix

Appendix 1 – Part Two of report LFC-24-112 – Privacy for All Programme 2025-26